

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-SA-10-C

Related File Number: 5-C-10-UR

Application Filed: 3/26/2010

Date of Revision:

Applicant: GARY KOONTZ

PROPERTY INFORMATION

General Location: East side of Jackson Rd., north of Lucile Ln.

Other Parcel Info.:

Tax ID Number: 92 M B 012

Jurisdiction: City

Size of Tract: 11.01 acres

Accessibility: Access is via Jackson Rd., a minor collector street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential condominium development

Surrounding Land Use: North: Residences / RP-1 (Planned Residential)
South: Residences / R-1 (Low Density Residential)
East: Mixed businesses / I-3 (General Industrial)
West: Vacant land / I-1 (Planned Industrial Park)

Proposed Use: Attached Residential Subdivision

Density: 7.08 du/ac

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Urban Park

No. of Lots Proposed: 51 No. of Lots Approved: 51

Variances Requested:

1. Horizontal curve variance at STA 10+31 on Metropolitan Way, from 250' to 100'.
2. Horizontal curve variance at STA 11+72 on Metropolitan Way, from 250' to 100'.
3. Horizontal curve variance at STA 19+47 on Metropolitan Way, from 250' to 150'.
4. Vertical curve variance at STA 10+25 on Metropolitan Way, from 75' to 50'.
5. Vertical curve variance at STA 15+75 on Metropolitan Way, from 225' to 200'.
6. Vertical curve variance at STA 19+00 on Metropolitan Way, from 475' to 380'.
7. Vertical curve variance at STA 52+50 on Urban Way, from 395' to 269'.
8. Intersection grade variance at the intersection of Urban Way at Metropolitan Way, from 1% to 3.535%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1- 8 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering
3. Any documents required for amending the horizontal property regime and master deed, and any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.
4. The final plat shall allow for the signature of all parties that have an ownership interest in the property being subdivided or make reference to signature/authorization document(s) that will be recoded with the final plat.
5. Placing a note on the final plat that all units will have access only to the internal street system.

Comments: The Planning Commission approved a use-on-review request for 78 attached residential units on this site on February 8, 2007 as a condominium development. To date less than half of the units have been constructed and sold. Due to changes in mortgage lending practices for residential condominium developments, the developer is requesting approval of a concept plan for the subdivision into attached residential lots, for that portion of the development that has not been sold.

The proposed subdivision will include 48 lots for the attached units that have not been sold or developed, with three lots for the units that have been sold as a part of the condominium development. The subdivision will be served by private streets (Joint Permanent Easements). The development as approved includes a total of 78 residential units on 11.01 acres at a density of 7.06 du/ac.

The applicant is responsible for preparing and recording any amendments to the horizontal property regime and master deed, and any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets. These documents shall be recorded prior to or with the final plat for the subdivision, with the recording information for the documents being referenced on the plat. The recorded documents and plat shall be signed off by all parties that have an ownership interest in the property being subdivided.

Variances are required from the Knoxville Board of Zoning Appeals for any proposed lots that will have a 1-car residential unit and cannot meet the minimum parking requirement of 2 parking spaces on site. The development includes 21 parking spaces that are being provided for guest parking.

Action: Approved

Meeting Date: 5/13/2010

Details of Action:

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering
3. Any documents required for amending the horizontal property regime and master deed, and any new documents created for the Joint Permanent Easement, homeowners association or maintenance agreements for the streets, storm water management facilities and all other commonly held assets shall be recorded prior to or with the final plat, with the recording information for the documents being referenced on the plat.
4. The final plat shall allow for the signature of all parties that have an ownership interest in the property being subdivided or make reference to signature/authorization document(s) that will be recoded with the final plat.
5. Placing a note on the final plat that all units will have access only to the internal street system.

Summary of Action:

APPROVE variances 1- 8 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions

Date of Approval:

5/13/2010

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: